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**Report to:** Planning Committee **Date of Meeting:** 29 June 2011

**Subject:** S/2011/0605  
Mount Hotel 40 Galsworthy Avenue, Bootle

**Proposal:** Erection of 10 two storey dwellings in two terraced blocks with accommodation in the roofspace after demolition of the existing Public House

**Applicant:** Mr Ian Nixon **Agent:** Trigenes LDS Ltd

**Report of:** Head of Planning Service **Wards Affected:** (Litherland Ward)

**Is this a Key Decision?** No **Is it included in the Forward Plan?** No

**Exempt/Confidential** No

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### **Recommendation(s)**

Approval

### **Reasons for the Recommendation:**

The proposal will assist considerably in securing much needed housing within an urban area, reducing reliance on sites outside of main settlements, by introducing a form of development which responds positively to the character and appearance of the surroundings. It would bring forward a clear and well considered housing layout and afford a scheme which preserves the amenity of existing nearby residents and an acceptable standard of accommodation for prospective occupiers. The scheme will offer further open space and tree provisions by way of commuted sum.

Having regard to the above, the policies of the Sefton UDP and all other material planning considerations, the granting of planning permission is therefore justified.

### **Implementation Date for the Decision**

Immediately following the Committee/Council/Working Group meeting

**Contact Officer:** Mrs S Tyldesley Telephone 0151 934 3569

**Case Officer:** Steve Faulkner Telephone 0151 934 3081

**Email:** [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

**Background Papers:**

The following papers are available for inspection by contacting the above officer(s).

History and Policy referred to in the report

## The Site

Former Public House fronting Captain's Green, Galsworthy Avenue. Three storey flat blocks sit directly either side and a dormant railway line runs to the rear of the site.

## Proposal

Erection of 10 two storey dwellings in two terraced blocks with accommodation in the roofspace after demolition of the existing Public House.

## History

None.

## Consultations

*Highways Development Control* – no objections subject to conditions and the provisions of a 'Stopping Up' Order.

*Head of Service (Environment)* – no objections subject to piling condition; informative confirms no need for ground gas investigation.

*MEAS* – no objections, survey works acceptable, but have noted loss of slates to main roof. Conditions suggested for SuDS (sustainable drainage) and bat bricks/roof tiles to be incorporated into the development.

*Police ALO* – no objections but observations relating to gating of dwellings and design to Secure By Design specification.

*Environment Agency* – no objections.

*United Utilities* – no objections.

## Neighbour Representations

Last date for replies: 7 June 2011

1 representation from 17 Starling Way relating to the stripping of the roof of the existing building and concerns over wildlife habitat.

## Policy

The application site is situated in an area allocated as Primarily Residential on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS1	Development and Regeneration
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design

DQ3	Trees and Development
DQ4	Public Greenspace and Development
EP3	Development of Contaminated Land
EP6	Noise and Vibration
H12	Residential Density
H3	Housing Land Supply
H8	Redevelopment within the Pathfinder Area

## Comments

The proposal seeks the construction of 10 no. residential dwellings following the demolition of the former Mount Public House, which is now derelict and boarded up. Two separate terraced blocks would each contain 5 dwellings.

There is no objection in principle to the development of the land for new housing. The proposal will assist considerably in securing much needed housing within an urban area, helping to reduce reliance on sites outside of the main settlements.

The buildings will be constructed from brick, with rendered panels and slate roofing. This will be consistent with the prevailing character of the area. Roof accommodation is provided through dormers and on the central two dwellings, the bay is built up into the roof level.

There is around a 1 metre levels difference from south to north but the development has excellent regard to the three storey flats either side, with the dormers adding visible scale and responding positively to the character of neighbouring buildings and the overall surrounds in general.

The dwellings do not project beyond the rear of the flats mentioned above first floor level and there is no unacceptable overshadowing or overlooking of neighbouring dwellings. The rear garden areas do not all meet the minimum 70 square metre requirement but are rectangular useable spaces and more than sufficient for the needs of occupiers. Any shortfall is offset by the presence of Captain's Green opposite.

All dwellings have one off street parking space, and there is low level landscaping proposed to open frontages to improve visual aspect and the footpath will be lowered and continued in an alignment with that in front of the flat blocks.

The applicant has provided no specific details of on site tree planting but the opportunities appear minimal. Under Policy DQ3, if no trees are planted, a commuted sum total of £14,445 would be required, and a DQ4 contribution of £18,150 for 10 dwellings. This gives rise to a total of £32,595 which would be reviewed in the event that a landscaping scheme is provided. Any such scheme and implications for this figure will be reported by late representation.

A further condition is required to ensure the provision of bat and bird bricks and roosting opportunity.

## Conditions

1. T-1 Full Planning Permission Time Limit
2. S-106 Standard S106
3. M-2 Materials (sample)
4. Landscaping (scheme)
5. H-5 Off-site Highway Improvements
6. Sustainable drainage
7. M-3 Obscure Glazing
8. M-6 Piling
9. L-4 Landscape Implementation
10. H-1 Remove existing vehicular/pedestrian access
11. H-2 New vehicular/pedestrian access
12. H-6 Vehicle parking and manoeuvring
13. a) The development shall incorporate a minimum of two bat bricks and two bat tiles, the details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.  
b) The materials approved by (a) shall be incorporated into the development prior to first occupation of any dwelling and thereafter retained.
14. X1 Compliance

## Reasons

1. RT-1
2. RS-106
3. RM-2
5. RH-5
6. RE-2
7. RM-3
8. RM-6
9. RL-4
10. RH-1
11. RH-2
12. RH-6
13. RNC-3
14. RX1

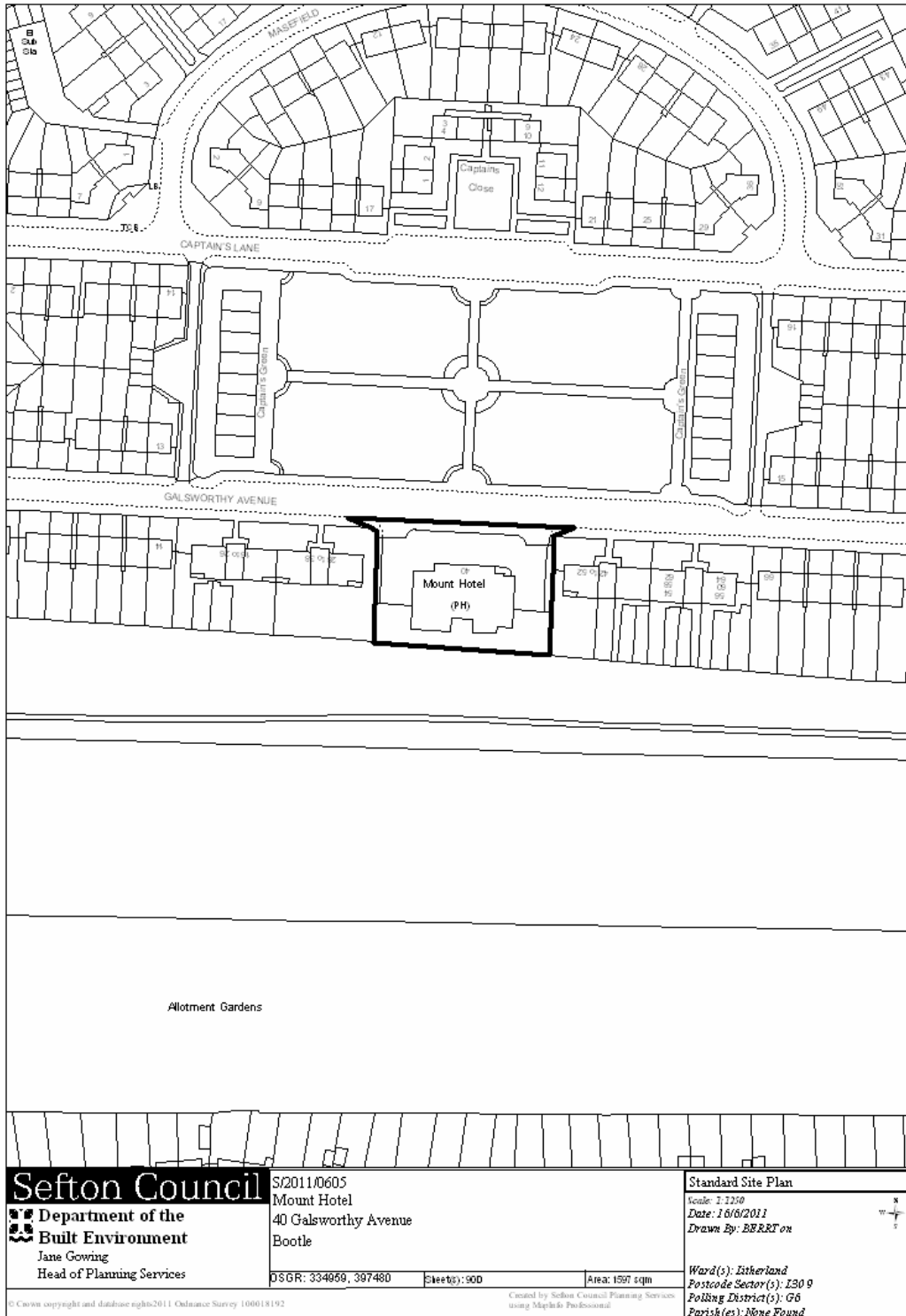
## Notes

1. The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.
2. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 934 4175 or [development.control@technical.sefton.gov.uk](mailto:development.control@technical.sefton.gov.uk) for further information.
3. The applicant is advised of the requirement for a "stopping up order" to Galsworthy Avenue which forms part of the public highway. For further information please contact the Highways Development Control team on 0151 934 4175.

4. The applicant's attention is drawn to the advice contained in PPS23 on 'Guiding Principles for Land Contamination'.
5. The applicant is advised that a separate metered supply to all dwellings shall be required at the applicant's expense and to contact United Utilities on 0845 746 220 regarding connection to water mains and public sewers.

## **Drawing Numbers**

# Existing Site Plan



# Proposed Site Plan

